

RETURN RECORDED DOCUMENTS TO:
2510 Canada Drive
Colorado Springs, 80922

QUITCLAIM DEED

THIS QUITCLAIM DEED, dated AUGUST 17, 2026, is made between

K & S DEVELOPMENT LLC, a Florida limited liability company ("Grantor"), duly organized and existing under the laws of the State of FLORIDA;

AND

MY GARAGE @ NORTHCREST CONDOMINIUMS OWNERS ASSOCIATION, INC., a Colorado limited liability company ("Grantee"), duly organized and existing under the laws of the State of COLORADO; whose legal address is 2510 CANADA DRIVE, COLORADO SPRINGS, COLORADO, 80922.

WITNESS, that the Grantor, for and in consideration of TEN DOLLARS AND 00/100 (U.S. \$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM, unto the Grantee, and the heirs, successors and assigns of the Grantee forever, all of the right, title, interest, claim and demand which the Grantor has in and to the real property, together with the fixtures and improvements located thereon, if any, situate, lying and being in the County of EL PASO and State of COLORADO, described as follows:

SEE ATTACHED EXHIBIT "A"

ALSO KNOWN AS: COMMON AREA PROPERTY OF MY GARAGE @ NORTHCREST, COLORADO SPRINGS, COLORADO 80922

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, unto the Grantee, and the heirs, successors and assigns of the Grantee forever.

If tenancy is unspecified, the legal presumption shall be tenants in common (C.R.S. 38-31-101).

EXECUTED AND DELIVERED by the Grantor on the date first set forth above.

K & S DEVELOPMENT LLC
a Florida limited liability company

SE Edwards, mm
by: Sean Edwards
its: Member

STATE OF COLORADO
COUNTY OF EL PASO } ss.

THE FOREGOING INSTRUMENT was subscribed, sworn to and acknowledged before me on AUGUST 17, 2026 by SEAN EDWARDS AS MEMBER OF K & S DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY.

My Commission Expires:

11/26/2026

Leslie Sills
Notary Public



